HOUSING MARKET INFORMATION

# HOUSING NOW
## Edmonton CMA

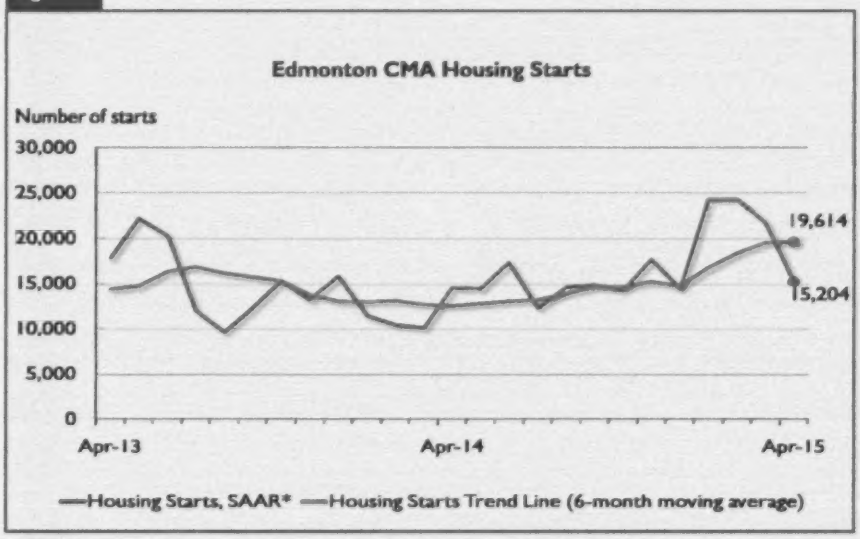
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2015

## Highlights

- Actual housing starts increase in April
- Single-detached housing starts decline
- Multi-family housing starts move higher

Figure 1




* SAAR[1]: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

### Table of Contents

1 Highlights
2 Housing Market Overview
4 Maps of Edmonton
10 Housing Now Report Tables
11 Housing Starts
12 Summary by Market
19 Starts
22 Completions
25 Absorptions
27 Average Price
28 MLS® Activity
29 Economic Indicators

**SUBSCRIBE NOW!**

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

## Housing Market Overview

Total housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 19,614 units in April compared to 19,465 in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

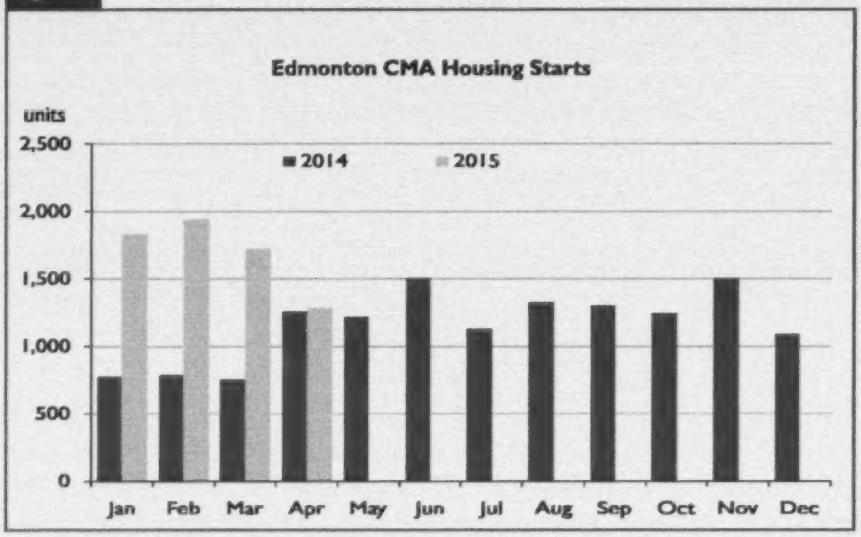
Actual housing starts in the Edmonton CMA moved slightly higher in April totalling 1,286 units, up from 1,255 in the same month of 2014. An increase in the number of multi-family starts more than offset a decline in single-detached starts. Through the first four months of 2015, total housing starts were up 90 per cent year-over year, rising from 3,570 in the same period of 2014 to 6,791.

Following nine consecutive months of year-over-year growth, single-detached housing starts were down seven per cent in April to 506 from 544 in the same month of 2014. Within the City of Edmonton, foundations were poured on 354 single-detached homes, six per cent lower than the 375 starts recorded one year prior. Weaker economic conditions due to lower oil prices, coupled with a rising selection on the resale home market, contributed to the pullback in April. Despite the recent decline, on a year-to-date basis, single-detached housing starts were up four per cent from 1,853 in 2014 to 1,928 in 2015.

Single-detached completions totalled 529 units in April, up 10 per cent from 479 in April 2014. At the same time, single-detached absorptions remained relatively stable in April at 520 compared to 519 in the same month of 2014. With completions outpacing absorptions, inventory rose. There were 601 new single-detached homes in inventory in April, the highest level since May 2014. Both show homes and spec homes increased on a month-over-month basis. Despite the increase, total inventory was still lower on a year-over-year basis in April.

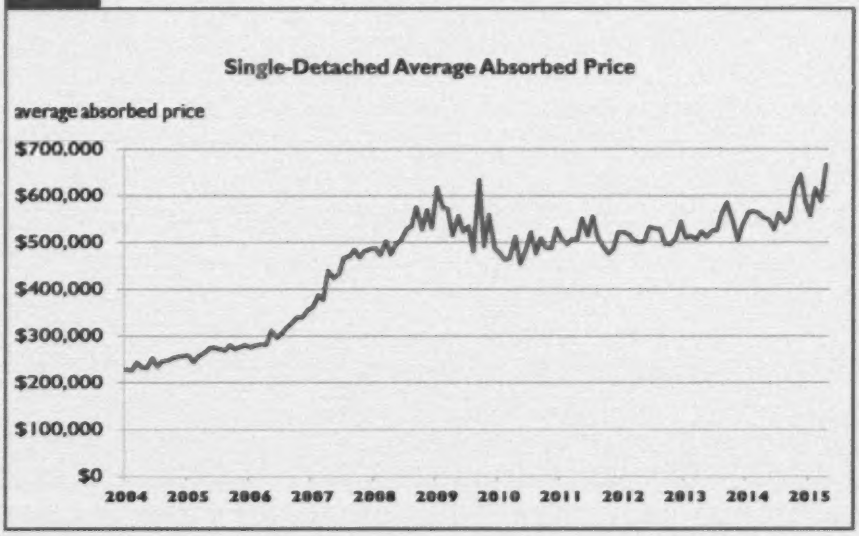
The average single-detached absorbed price in the Edmonton CMA was $665,523 in April 2015, up 20.2 per cent from the same month of 2014. The increase was attributable to a higher proportion of more expensive homes being sold. Homes priced above $700,000 accounted for 21 per cent of absorptions, up from 13 per cent in the same period one year prior. After four months of 2015, the average absorbed price for a single-detached home was $607,032, up from $561,139 in the same period of 2014.

Figure 2




Source: CMHC

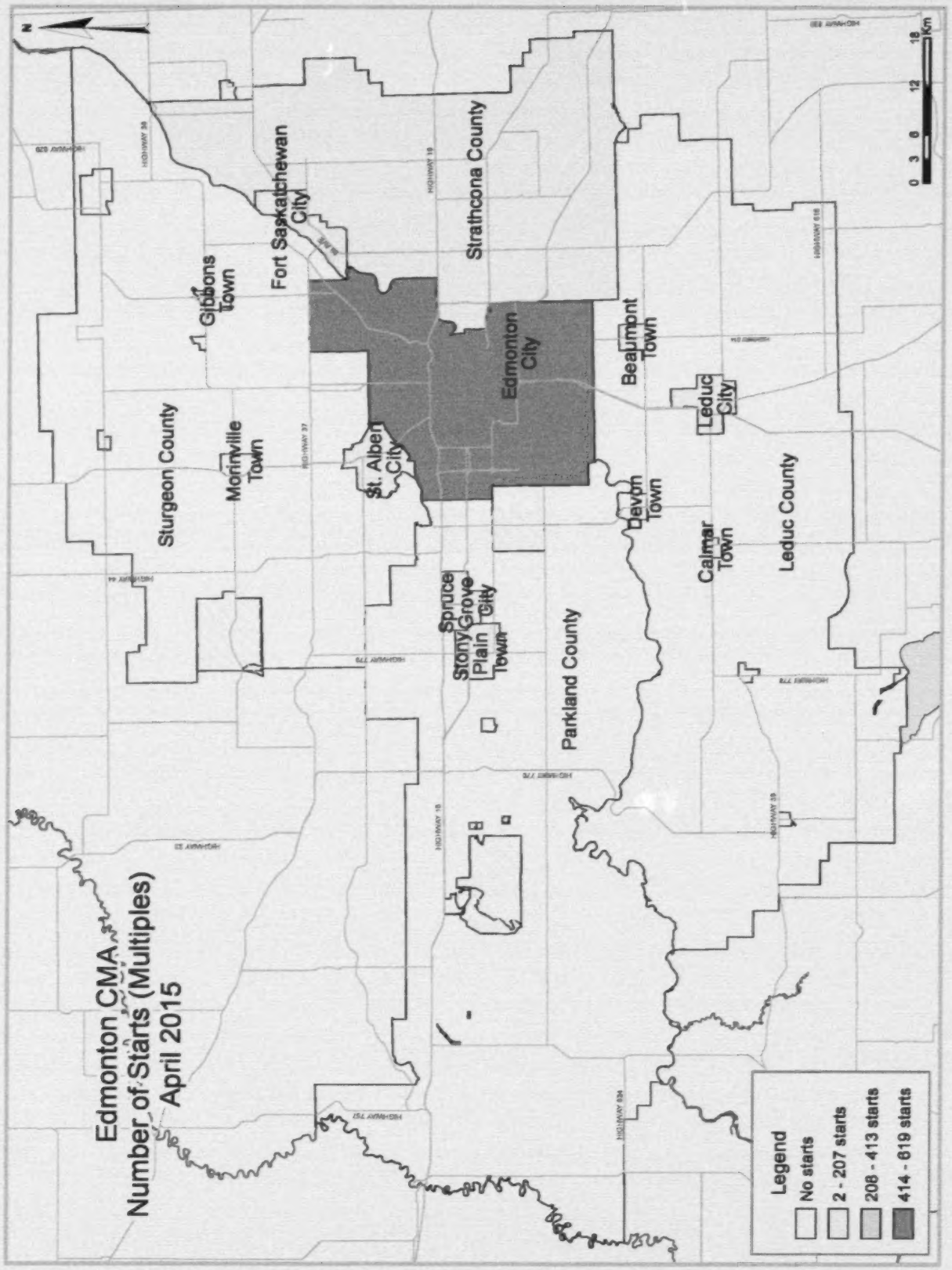
Figure 3

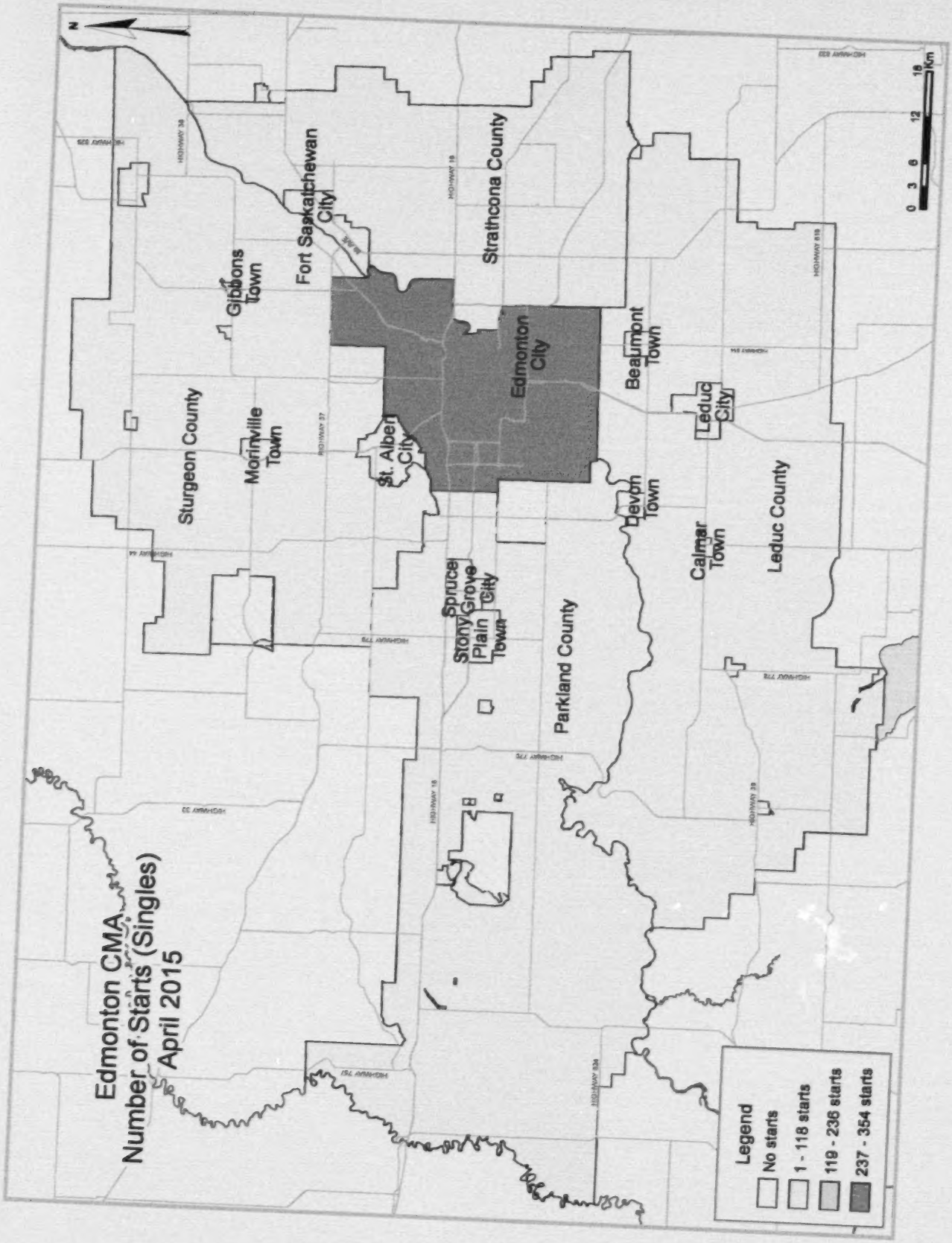


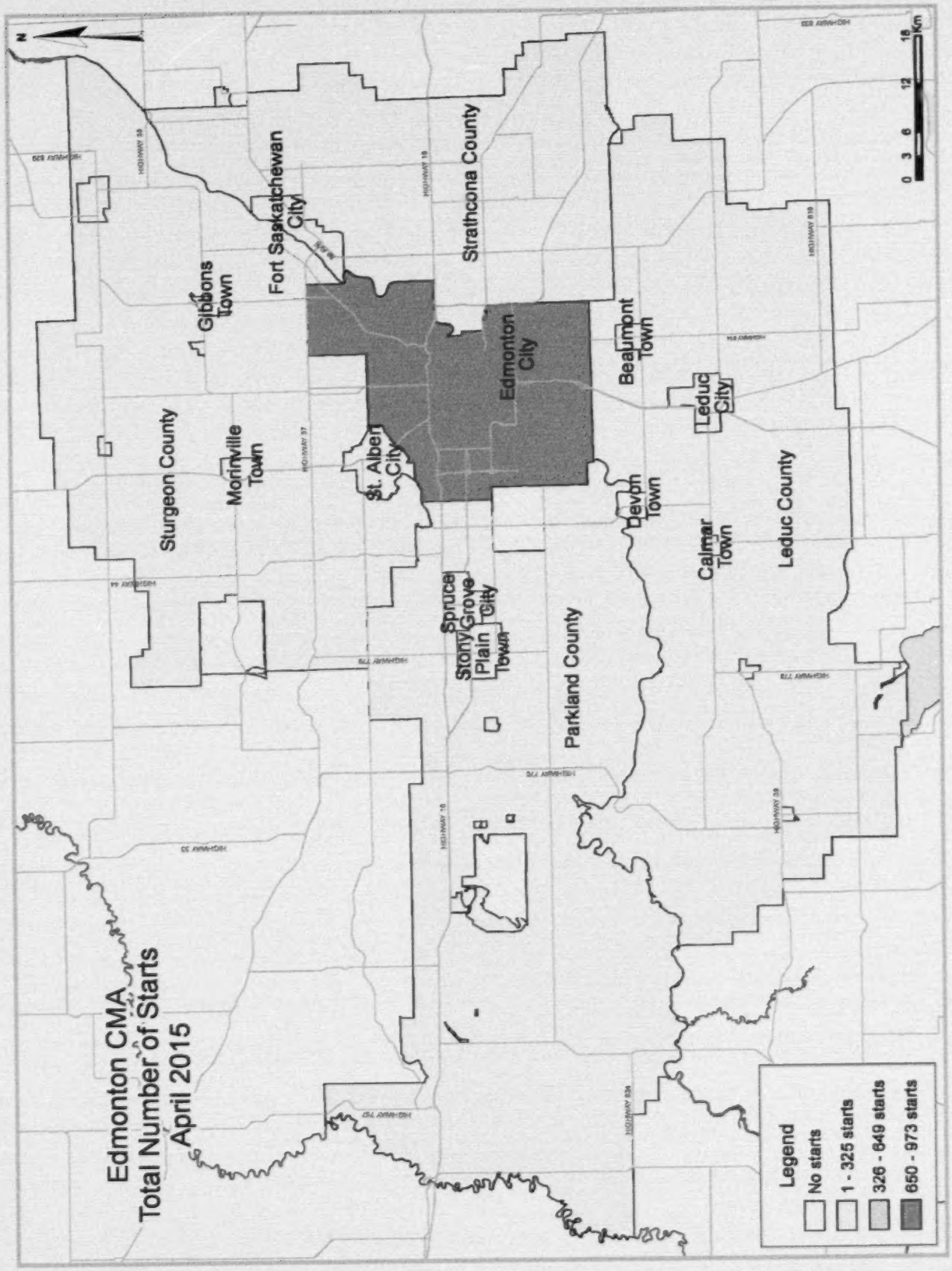

Source: CMHC

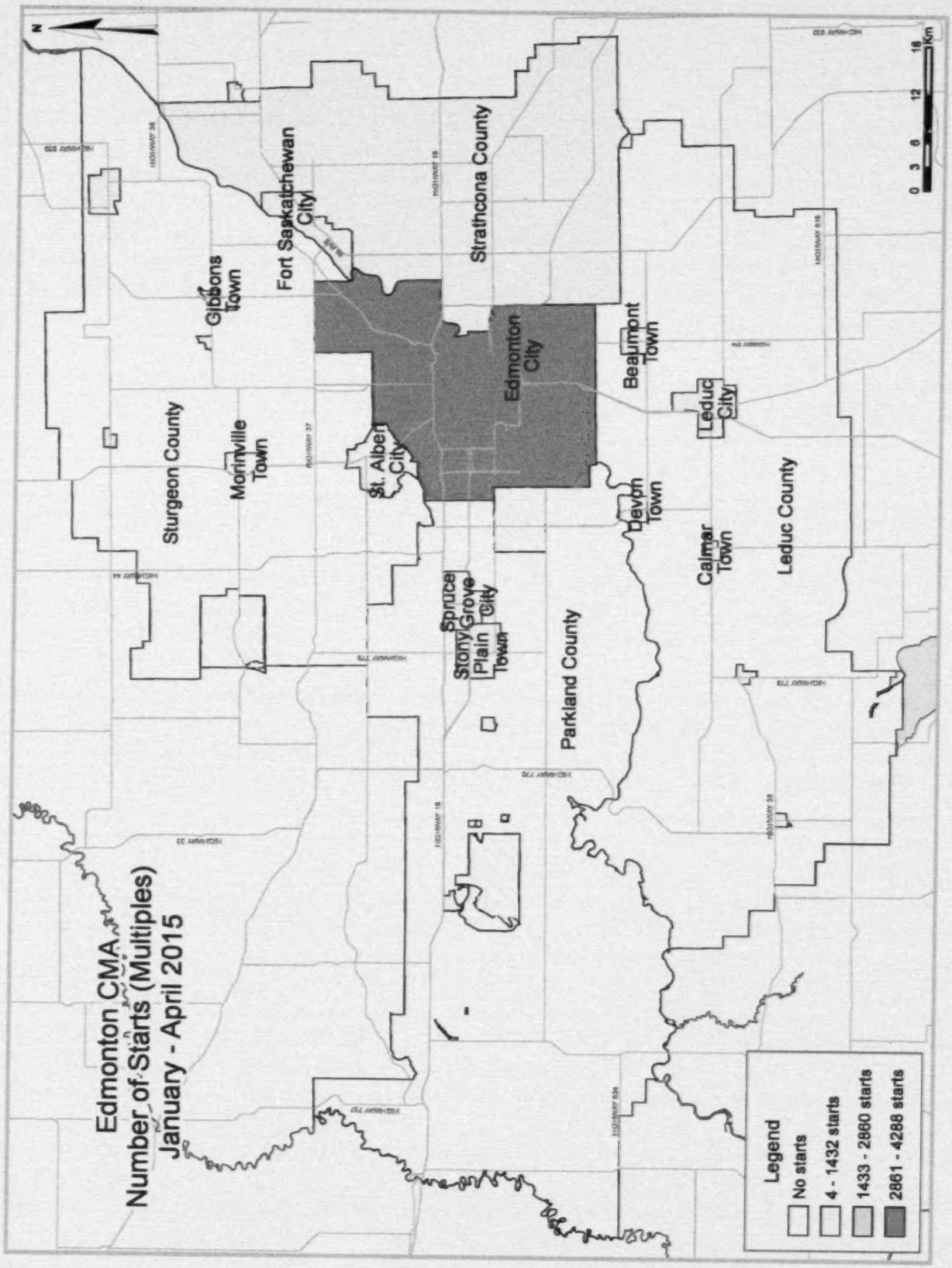
Multi-family starts in the Edmonton CMA, which include semi-detached, row, and apartment units, increased 10 per cent in April to 780, up from 711 starts in the same month of 2014. Higher apartment starts drove the increase, as both semi-detached and row starts moved lower. On a year-to-date basis, multi-family starts totalled 4,863 units, up from 1,717 in the same period of 2014. Relatively low inventory of ownership units, combined with a low vacancy rate on the rental market, have contributed to the elevated level of multi-family housing starts in recent months.

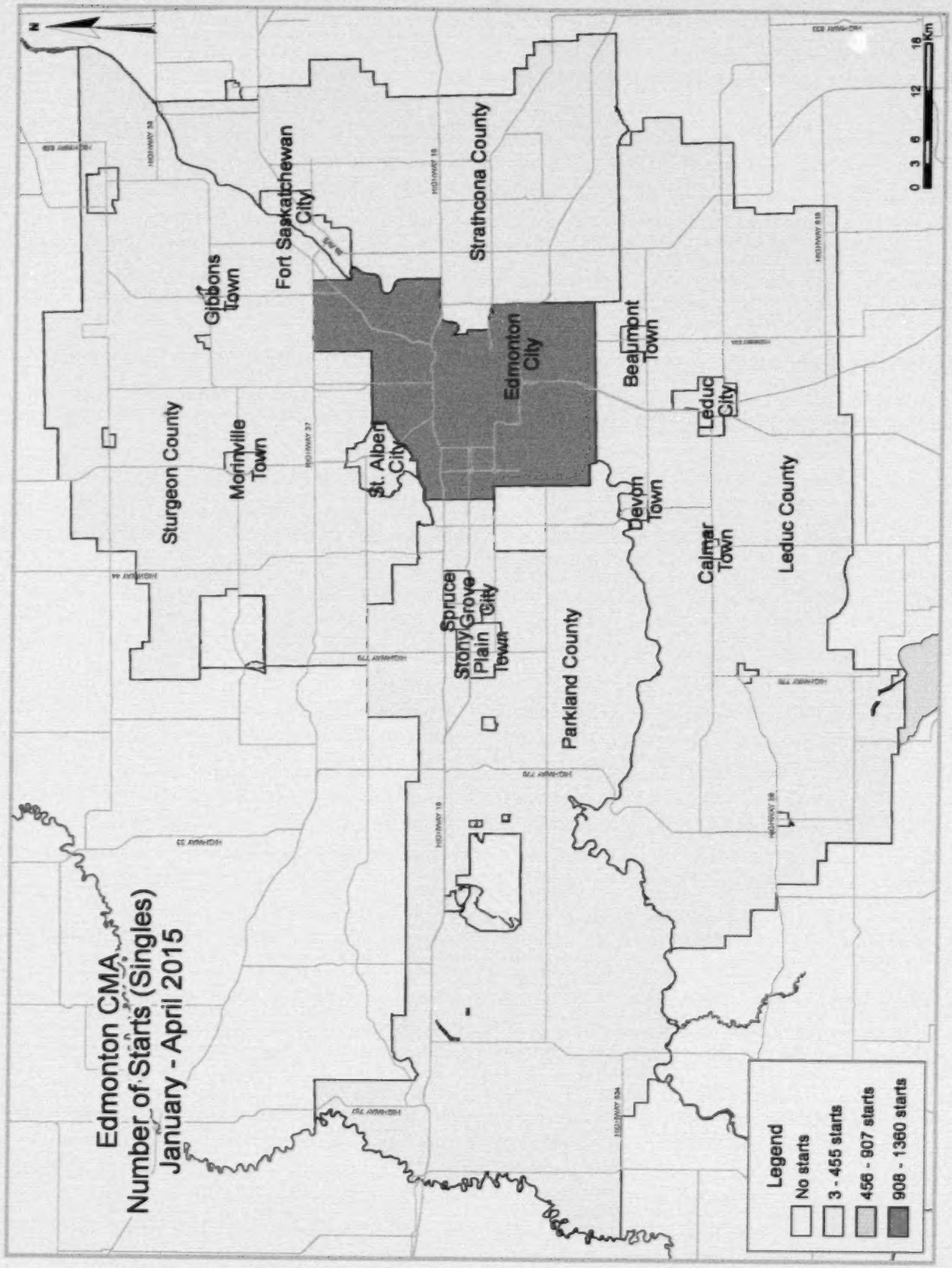
The increase in multi-family starts seen in recent months has pushed the number of units under construction higher. There were 12,363 multi-family units under construction in April, up 32 per cent from the same month of 2014. Completions of multi-family units also moved higher, rising 65 per cent year-over-year to 1,127 units. At the same time, absorptions of multi-family units of ownership tenure declined, as 321 units were absorbed, down from 393 in April 2014. Although the number of multi-family units in inventory in the ownership market remained lower year-over-year, it moved up slightly to 464 units in April, from 454 units in March. As units under construction move to completion, inventory levels will face upward pressure.

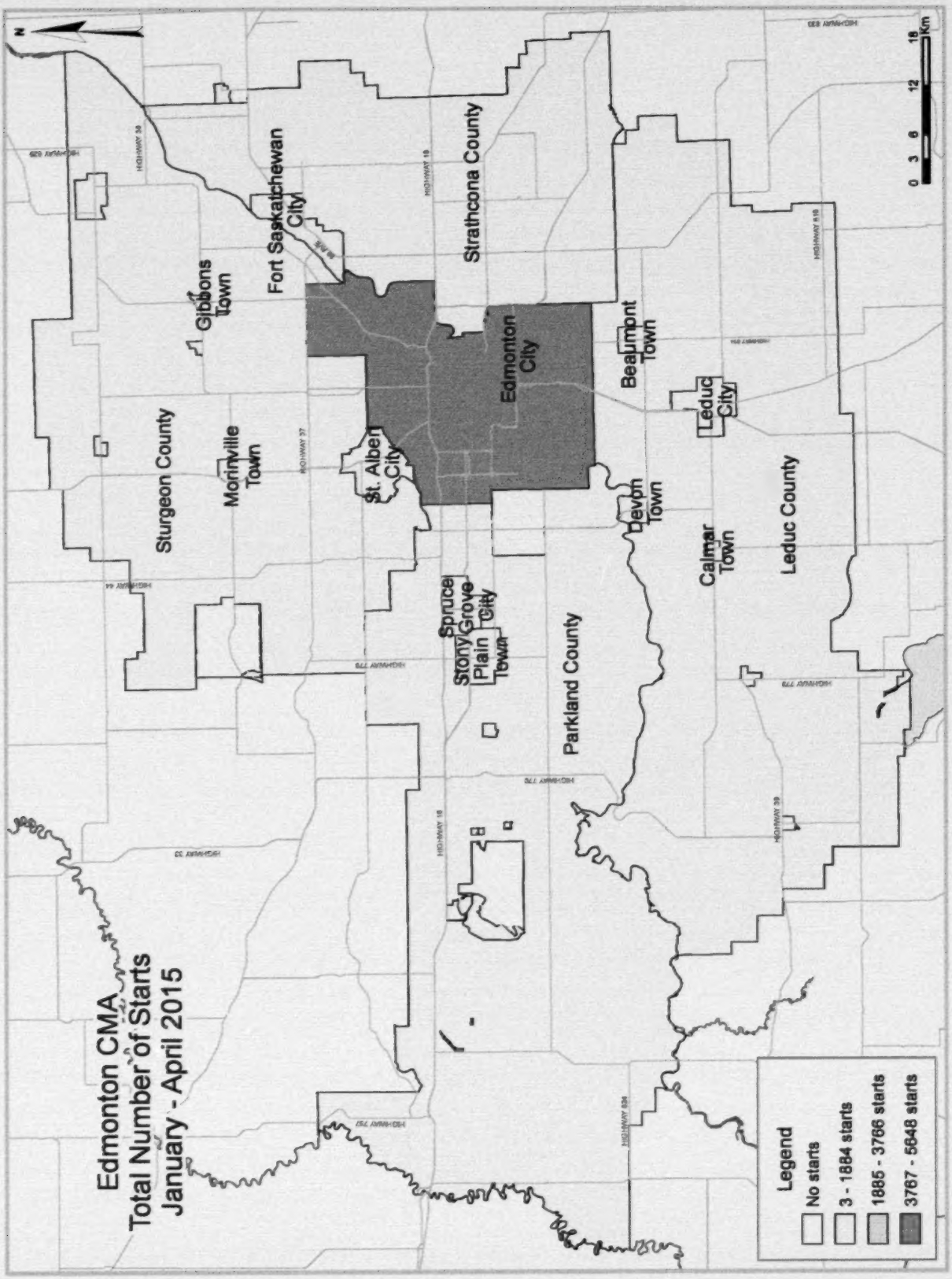

Edmonton CMA
Number of Starts (Multiples)
April 2015
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
2 - 207 starts
208 - 413 starts
414 - 619 starts


Edmonton CMA
Number of Starts (Singles)
April 2015
Legend
No starts
1 - 118 starts
119 - 236 starts
237 - 354 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 60
HIGHWAY 19
HIGHWAY 39
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
April 2015
Legend
No starts
1 - 325 starts
326 - 649 starts
650 - 973 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Multiples)
January - April 2015
Legend
No starts
4 - 1432 starts
1433 - 2860 starts
2861 - 4288 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Number of Starts (Singles)
January - April 2015
Legend
No starts
3 - 455 starts
456 - 907 starts
908 - 1360 starts
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Total Number of Starts
January - April 2015
Legend
No starts
3 - 1884 starts
1885 - 3766 starts
3767 - 5648 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
HIGHWAY 16
HIGHWAY 37
HIGHWAY 18
HIGHWAY 39
HIGHWAY 60
HIGHWAY 770
HIGHWAY 633
0 3 6 12 18 Km

# HOUSING NOW REPORT TABLES

**Available in ALL reports:**

| | |
|---|---|
| 1 | Housing Starts (SAAR and Trend) |
| 1.1 | Housing Activity Summary of CMA |
| 2 | Starts by Submarket and by Dwelling Type – Current Month or Quarter |
| 2.1 | Starts by Submarket and by Dwelling Type – Year-to-Date |
| 3 | Completions by Submarket and by Dwelling Type – Current Month or Quarter |
| 3.1 | Completions by Submarket and by Dwelling Type – Year-to-Date |
| 4 | Absorbed Single-Detached Units by Price Range |
| 5 | MLS® Residential Activity |
| 6 | Economic Indicators |

**Available in SELECTED Reports:**

| | |
|---|---|
| 1.3 | History of Housing Activity (once a year) |
| 2.2 | Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 2.3 | Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 2.4 | Starts by Submarket and by Intended Market – Current Month or Quarter |
| 2.5 | Starts by Submarket and by Intended Market – Year-to-Date |
| 3.2 | Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter |
| 3.3 | Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date |
| 3.4 | Completions by Submarket and by Intended Market – Current Month or Quarter |
| 3.5 | Completions by Submarket and by Intended Market – Year-to-Date |
| 4.1 | Average Price ($) of Absorbed Single-Detached Units |

## SYMBOLS

| | |
|---|---|
| n/a | Not applicable |
| * | Totals may not add up due to co-operatives and unknown market types |
| ** | Percent change > 200% |
| - | Nil |
| – | Amount too small to be expressed |
| SA | Monthly figures are adjusted to remove normal seasonal variation |

| Table 1: Housing Starts (SAAR and Trend) April 2015 | | |
|---|---|---|
| **Edmonton CMA**[1] | March 2015 | April 2015 |
| Trend[2] | 19,465 | 19,614 |
| SAAR | 21,787 | 15,204 |
| | April 2014 | April 2015 |
| Actual | | |
| April - Single-Detached | 544 | 506 |
| April - Multiples | 711 | 780 |
| April - Total | 1,255 | 1,286 |
| January to April - Single-Detached | 1,853 | 1,928 |
| January to April - Multiples | 1,717 | 4,863 |
| January to April - Total | 3,570 | 6,791 |

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

## Table 1.1: Housing Activity Summary of Edmonton CMA
## April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| April 2015 | 505 | 216 | 55 | 1 | 59 | 220 | 11 | 219 | 1,286 |
| April 2014 | 542 | 230 | 41 | 2 | 143 | 116 | 0 | 181 | 1,255 |
| % Change | -6.8 | -6.1 | 34.1 | -50.0 | -58.7 | 89.7 | n/a | 21.0 | 2.5 |
| Year-to-date 2015 | 1,920 | 734 | 273 | 8 | 519 | 2,126 | 11 | 1,200 | 6,791 |
| Year-to-date 2014 | 1,851 | 738 | 76 | 2 | 244 | 312 | 0 | 347 | 3,570 |
| % Change | 3.7 | -0.5 | ** | ** | 112.7 | ** | n/a | ** | 90.2 |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| April 2015 | 4,415 | 1,684 | 475 | 12 | 996 | 5,810 | 98 | 3,300 | 16,790 |
| April 2014 | 3,951 | 1,384 | 297 | 8 | 1,048 | 4,002 | 13 | 2,644 | 13,347 |
| % Change | 11.7 | 21.7 | 59.9 | 50.0 | -5.0 | 45.2 | ** | 24.8 | 25.8 |
| **COMPLETIONS** | | | | | | | | | |
| April 2015 | 529 | 182 | 21 | 0 | 79 | 65 | 4 | 40 | 920 |
| April 2014 | 479 | 180 | 29 | 0 | 25 | 168 | 0 | 281 | 1,162 |
| % Change | 10.4 | 1.1 | -27.6 | n/a | ** | -61.3 | n/a | -85.8 | -20.8 |
| Year-to-date 2015 | 2,188 | 708 | 151 | 5 | 427 | 319 | 44 | 879 | 4,721 |
| Year-to-date 2014 | 1,856 | 688 | 121 | 0 | 156 | 504 | 8 | 681 | 4,014 |
| % Change | 17.9 | 2.9 | 24.8 | n/a | 173.7 | -36.7 | ** | 29.1 | 17.6 |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| April 2015 | 601 | 215 | 22 | 0 | 80 | 147 | n/a | n/a | 1,065 |
| April 2014 | 633 | 206 | 37 | 1 | 90 | 291 | n/a | n/a | 1,258 |
| % Change | -5.1 | 4.4 | -40.5 | -100.0 | -11.1 | -49.5 | n/a | n/a | -15.3 |
| **ABSORBED** | | | | | | | | | |
| April 2015 | 520 | 181 | 6 | 0 | 72 | 62 | n/a | n/a | 841 |
| April 2014 | 519 | 200 | 21 | 0 | 31 | 141 | n/a | n/a | 912 |
| % Change | 0.2 | -9.5 | -71.4 | n/a | 132.3 | -56.0 | n/a | n/a | -7.8 |
| Year-to-date 2015 | 2,108 | 721 | 78 | 6 | 411 | 328 | n/a | n/a | 3,652 |
| Year-to-date 2014 | 1,841 | 689 | 119 | 0 | 224 | 519 | n/a | n/a | 3,392 |
| % Change | 14.5 | 4.6 | -34.5 | n/a | 83.5 | -36.8 | n/a | n/a | 7.7 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **STARTS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2015 | 353 | 142 | 49 | 1 | 50 | 159 | 0 | 219 | 973 |
| April 2014 | 373 | 148 | 41 | 2 | 110 | 116 | 0 | 71 | 861 |
| **Beaumont Town** | | | | | | | | | |
| April 2015 | 10 | 2 | 6 | 0 | 0 | 0 | 0 | 0 | 18 |
| April 2014 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Devon Town** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2015 | 18 | 28 | 0 | 0 | 5 | 0 | 7 | 0 | 58 |
| April 2014 | 37 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 47 |
| **Leduc City** | | | | | | | | | |
| April 2015 | 17 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| April 2014 | 35 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 59 |
| **Leduc County** | | | | | | | | | |
| April 2015 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| April 2014 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| **Morinville Town** | | | | | | | | | |
| April 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Parkland County** | | | | | | | | | |
| April 2015 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| April 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **Spruce Grove City** | | | | | | | | | |
| April 2015 | 30 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 46 |
| April 2014 | 17 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 27 |
| **St. Albert City** | | | | | | | | | |
| April 2015 | 16 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 22 |
| April 2014 | 11 | 4 | 0 | 0 | 26 | 0 | 0 | 110 | 151 |
| **Stony Plain Town** | | | | | | | | | |
| April 2015 | 10 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 12 |
| April 2014 | 9 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| **Strathcona County** | | | | | | | | | |
| April 2015 | 18 | 14 | 0 | 0 | 4 | 61 | 0 | 0 | 97 |
| April 2014 | 33 | 20 | 0 | 0 | 3 | 0 | 0 | 0 | 56 |
| **Sturgeon County** | | | | | | | | | |
| April 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2014 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2015 | 5 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 9 |
| April 2014 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| **First Nations** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2015 | 505 | 216 | 55 | 1 | 59 | 220 | 11 | 219 | 1,286 |
| April 2014 | 542 | 230 | 41 | 2 | 143 | 116 | 0 | 181 | 1,255 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
### April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **UNDER CONSTRUCTION** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2015 | 2,970 | 1,214 | 422 | 9 | 808 | 5,217 | 3 | 2,619 | 13,262 |
| April 2014 | 2,618 | 1,002 | 204 | 8 | 813 | 3,708 | 5 | 1,891 | 10,249 |
| **Beaumont Town** | | | | | | | | | |
| April 2015 | 101 | 20 | 10 | 0 | 0 | 0 | 0 | 0 | 131 |
| April 2014 | 103 | 32 | 27 | 0 | 0 | 0 | 0 | 0 | 162 |
| **Devon Town** | | | | | | | | | |
| April 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2014 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2015 | 139 | 114 | 4 | 1 | 9 | 0 | 54 | 48 | 369 |
| April 2014 | 165 | 62 | 0 | 0 | 6 | 0 | 0 | 142 | 375 |
| **Leduc City** | | | | | | | | | |
| April 2015 | 181 | 88 | 28 | 0 | 21 | 160 | 37 | 104 | 619 |
| April 2014 | 200 | 90 | 51 | 0 | 39 | 160 | 4 | 0 | 544 |
| **Leduc County** | | | | | | | | | |
| April 2015 | 141 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 141 |
| April 2014 | 116 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 116 |
| **Morinville Town** | | | | | | | | | |
| April 2015 | 55 | 0 | 3 | 0 | 4 | 0 | 0 | 36 | 98 |
| April 2014 | 27 | 0 | 8 | 0 | 0 | 0 | 0 | 37 | 72 |
| **Parkland County** | | | | | | | | | |
| April 2015 | 114 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 118 |
| April 2014 | 118 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 122 |
| **Spruce Grove City** | | | | | | | | | |
| April 2015 | 198 | 144 | 4 | 0 | 46 | 68 | 0 | 104 | 564 |
| April 2014 | 148 | 104 | 7 | 0 | 39 | 0 | 0 | 143 | 441 |
| **St. Albert City** | | | | | | | | | |
| April 2015 | 116 | 24 | 0 | 0 | 42 | 137 | 0 | 188 | 507 |
| April 2014 | 119 | 6 | 0 | 0 | 84 | 72 | 0 | 361 | 642 |
| **Stony Plain Town** | | | | | | | | | |
| April 2015 | 66 | 24 | 0 | 0 | 20 | 0 | 0 | 0 | 110 |
| April 2014 | 57 | 28 | 0 | 0 | 11 | 4 | 0 | 34 | 134 |
| **Strathcona County** | | | | | | | | | |
| April 2015 | 185 | 50 | 0 | 2 | 46 | 228 | 0 | 197 | 708 |
| April 2014 | 183 | 54 | 0 | 0 | 56 | 58 | 0 | 0 | 351 |
| **Sturgeon County** | | | | | | | | | |
| April 2015 | 94 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 |
| April 2014 | 56 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 56 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2015 | 49 | 2 | 4 | 0 | 0 | 0 | 4 | 4 | 63 |
| April 2014 | 40 | 0 | 0 | 0 | 0 | 0 | 4 | 36 | 80 |
| **First Nations** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2015 | 4,415 | 1,684 | 475 | 12 | 996 | 5,810 | 98 | 3,300 | 16,790 |
| April 2014 | 3,951 | 1,384 | 297 | 8 | 1,048 | 4,002 | 13 | 2,644 | 13,347 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETIONS** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2015 | 416 | 128 | 17 | 0 | 55 | 65 | 4 | 0 | 685 |
| April 2014 | 328 | 146 | 7 | 0 | 4 | 76 | 0 | 154 | 715 |
| **Beaumont Town** | | | | | | | | | |
| April 2015 | 17 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 23 |
| April 2014 | 8 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Devon Town** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2015 | 21 | 6 | 0 | 0 | 2 | 0 | 0 | 0 | 29 |
| April 2014 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| **Leduc City** | | | | | | | | | |
| April 2015 | 29 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 41 |
| April 2014 | 24 | 6 | 10 | 0 | 0 | 0 | 0 | 0 | 40 |
| **Leduc County** | | | | | | | | | |
| April 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2014 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| **Morinville Town** | | | | | | | | | |
| April 2015 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2014 | 1 | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 9 |
| **Parkland County** | | | | | | | | | |
| April 2015 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| April 2014 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| **Spruce Grove City** | | | | | | | | | |
| April 2015 | 7 | 20 | 4 | 0 | 15 | 0 | 0 | 0 | 46 |
| April 2014 | 36 | 16 | 8 | 0 | 0 | 92 | 0 | 0 | 152 |
| **St. Albert City** | | | | | | | | | |
| April 2015 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| April 2014 | 10 | 0 | 0 | 0 | 2 | 0 | 0 | 127 | 139 |
| **Stony Plain Town** | | | | | | | | | |
| April 2015 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| April 2014 | 3 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 14 |
| **Strathcona County** | | | | | | | | | |
| April 2015 | 15 | 4 | 0 | 0 | 7 | 0 | 0 | 40 | 66 |
| April 2014 | 18 | 6 | 0 | 0 | 4 | 0 | 0 | 0 | 28 |
| **Sturgeon County** | | | | | | | | | |
| April 2015 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| April 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2015 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| April 2014 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| **First Nations** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2015 | 529 | 182 | 21 | 0 | 79 | 65 | 4 | 40 | 920 |
| April 2014 | 479 | 180 | 29 | 0 | 25 | 168 | 0 | 281 | 1,162 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **COMPLETED & NOT ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2015 | 285 | 102 | 8 | 0 | 41 | 113 | n/a | n/a | 549 |
| April 2014 | 355 | 128 | 21 | 1 | 46 | 177 | n/a | n/a | 728 |
| **Beaumont Town** | | | | | | | | | |
| April 2015 | 24 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 24 |
| April 2014 | 27 | 5 | 4 | 0 | 0 | 0 | n/a | n/a | 36 |
| **Devon Town** | | | | | | | | | |
| April 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| April 2014 | 2 | 0 | 0 | 0 | 3 | 0 | n/a | n/a | 5 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2015 | 56 | 12 | 0 | 0 | 2 | 0 | n/a | n/a | 70 |
| April 2014 | 42 | 6 | 0 | 0 | 1 | 0 | n/a | n/a | 49 |
| **Leduc City** | | | | | | | | | |
| April 2015 | 59 | 13 | 0 | 0 | 1 | 0 | n/a | n/a | 73 |
| April 2014 | 42 | 10 | 6 | 0 | 0 | 0 | n/a | n/a | 58 |
| **Leduc County** | | | | | | | | | |
| April 2015 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| April 2014 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| **Morinville Town** | | | | | | | | | |
| April 2015 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| April 2014 | 9 | 0 | 4 | 0 | 10 | 0 | n/a | n/a | 23 |
| **Parkland County** | | | | | | | | | |
| April 2015 | 9 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| April 2014 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| **Spruce Grove City** | | | | | | | | | |
| April 2015 | 51 | 43 | 8 | 0 | 11 | 34 | n/a | n/a | 147 |
| April 2014 | 47 | 32 | 2 | 0 | 15 | 65 | n/a | n/a | 161 |
| **St. Albert City** | | | | | | | | | |
| April 2015 | 42 | 5 | 0 | 0 | 1 | 0 | n/a | n/a | 48 |
| April 2014 | 30 | 2 | 0 | 0 | 0 | 7 | n/a | n/a | 39 |
| **Stony Plain Town** | | | | | | | | | |
| April 2015 | 25 | 31 | 6 | 0 | 6 | 0 | n/a | n/a | 68 |
| April 2014 | 18 | 19 | 0 | 0 | 10 | 42 | n/a | n/a | 89 |
| **Strathcona County** | | | | | | | | | |
| April 2015 | 35 | 7 | 0 | 0 | 18 | 0 | n/a | n/a | 60 |
| April 2014 | 40 | 4 | 0 | 0 | 5 | 0 | n/a | n/a | 49 |
| **Sturgeon County** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2015 | 3 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 3 |
| April 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **First Nations** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2015 | 601 | 215 | 22 | 0 | 80 | 147 | n/a | n/a | 1,065 |
| April 2014 | 633 | 206 | 37 | 1 | 90 | 291 | n/a | n/a | 1,258 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.2: Housing Activity Summary by Submarket
## April 2015

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| **ABSORBED** | | | | | | | | | |
| **Edmonton City** | | | | | | | | | |
| April 2015 | 401 | 128 | 3 | 0 | 57 | 62 | n/a | n/a | 651 |
| April 2014 | 351 | 163 | 7 | 0 | 12 | 111 | n/a | n/a | 644 |
| **Beaumont Town** | | | | | | | | | |
| April 2015 | 16 | 7 | 0 | 0 | 0 | 0 | n/a | n/a | 23 |
| April 2014 | 20 | 10 | 0 | 0 | 0 | 0 | n/a | n/a | 30 |
| **Devon Town** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Fort Saskatchewan City** | | | | | | | | | |
| April 2015 | 20 | 7 | 0 | 0 | 1 | 0 | n/a | n/a | 28 |
| April 2014 | 9 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| **Leduc City** | | | | | | | | | |
| April 2015 | 23 | 17 | 0 | 0 | 0 | 0 | n/a | n/a | 40 |
| April 2014 | 25 | 8 | 5 | 0 | 0 | 0 | n/a | n/a | 38 |
| **Leduc County** | | | | | | | | | |
| April 2015 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| April 2014 | 8 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 8 |
| **Morinville Town** | | | | | | | | | |
| April 2015 | 4 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| April 2014 | 4 | 0 | 3 | 0 | 2 | 0 | n/a | n/a | 9 |
| **Parkland County** | | | | | | | | | |
| April 2015 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| April 2014 | 16 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| **Spruce Grove City** | | | | | | | | | |
| April 2015 | 16 | 11 | 3 | 0 | 4 | 0 | n/a | n/a | 34 |
| April 2014 | 38 | 9 | 6 | 0 | 1 | 27 | n/a | n/a | 81 |
| **St. Albert City** | | | | | | | | | |
| April 2015 | 8 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 10 |
| April 2014 | 10 | 0 | 0 | 0 | 2 | 3 | n/a | n/a | 15 |
| **Stony Plain Town** | | | | | | | | | |
| April 2015 | 1 | 5 | 0 | 0 | 4 | 0 | n/a | n/a | 10 |
| April 2014 | 5 | 1 | 0 | 0 | 10 | 0 | n/a | n/a | 16 |
| **Strathcona County** | | | | | | | | | |
| April 2015 | 16 | 4 | 0 | 0 | 4 | 0 | n/a | n/a | 24 |
| April 2014 | 22 | 7 | 0 | 0 | 4 | 0 | n/a | n/a | 33 |
| **Sturgeon County** | | | | | | | | | |
| April 2015 | 2 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 2 |
| April 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| **Remainder of the CMA** | | | | | | | | | |
| April 2015 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| April 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| **First Nations** | | | | | | | | | |
| April 2015 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| April 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| **Edmonton CMA** | | | | | | | | | |
| April 2015 | 520 | 181 | 6 | 0 | 72 | 62 | n/a | n/a | 841 |
| April 2014 | 519 | 200 | 21 | 0 | 31 | 141 | n/a | n/a | 912 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

## Table 1.3: History of Housing Starts of Edmonton CMA 2005 - 2014

| | Ownership | | | | | | Rental | | Total* |
|---|---|---|---|---|---|---|---|---|---|
| | Freehold | | | Condominium | | | | | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | Single, Semi, and Row | Apt. & Other | |
| 2014 | 6,827 | 2,532 | 411 | 4 | 873 | 1,646 | 65 | 1,514 | 13,872 |
| % Change | 14.5 | 30.1 | -13.7 | -33.3 | -16.9 | -47.3 | -21.7 | -25.9 | -5.6 |
| 2013 | 5,964 | 1,946 | 476 | 6 | 1,050 | 3,121 | 83 | 2,043 | 14,689 |
| % Change | 5.5 | -1.9 | 144.1 | 50.0 | -1.0 | 57.4 | ** | 5.1 | 14.4 |
| 2012 | 5,654 | 1,984 | 195 | 4 | 1,061 | 1,983 | 12 | 1,944 | 12,837 |
| % Change | 13.0 | 59.0 | 50.0 | -73.3 | 45.7 | 42.5 | 200.0 | 139.1 | 37.6 |
| 2011 | 5,002 | 1,248 | 130 | 15 | 728 | 1,392 | 4 | 813 | 9,332 |
| % Change | -17.4 | 7.8 | 4.0 | 87.5 | -12.1 | -4.9 | -89.5 | 185.3 | -6.3 |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | ** | ** | -2.7 | 57.7 |
| 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | ** | -18.6 | -81.9 | -81.0 | ** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | ** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |
| % Change | 19.1 | 52.0 | ** | -11.8 | -5.2 | 11.2 | -84.4 | -60.7 | 12.6 |
| 2005 | 7,586 | 708 | 3 | 34 | 1,124 | 3,098 | 77 | 664 | 13,294 |

Source: CMHC (Starts and Completions Survey)

## Table 2: Starts by Submarket and by Dwelling Type
### April 2015

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | % Change |
| Edmonton City | 354 | 375 | 154 | 182 | 87 | 117 | 378 | 187 | 973 | 861 | 13.0 |
| Beaumont Town | 10 | 6 | 2 | 8 | 6 | 0 | 0 | 0 | 18 | 14 | 28.6 |
| Calmar Town | 1 | 1 | 0 | 0 | 4 | 0 | 0 | 0 | 5 | 1 | ** |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 18 | 37 | 28 | 10 | 12 | 0 | 0 | 0 | 58 | 47 | 23.4 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Leduc City | 17 | 35 | 6 | 24 | 0 | 0 | 0 | 0 | 23 | 59 | -61.0 |
| Leduc County | 12 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 11 | 9.1 |
| Morinville Town | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 0.0 |
| Parkland County | 9 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 4 | 125.0 |
| Spruce Grove City | 30 | 17 | 16 | 10 | 0 | 0 | 0 | 0 | 46 | 27 | 70.4 |
| St. Albert City | 16 | 11 | 6 | 8 | 0 | 22 | 0 | 110 | 22 | 151 | -85.4 |
| Stony Plain Town | 10 | 9 | 2 | 10 | 0 | 0 | 0 | 0 | 12 | 19 | -36.8 |
| Strathcona County | 18 | 33 | 18 | 20 | 0 | 3 | 61 | 0 | 97 | 56 | 73.2 |
| Sturgeon County | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 3 | 100.0 |
| Remainder of the CMA | 4 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 1 | ** |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 506 | 544 | 232 | 272 | 109 | 142 | 439 | 297 | 1,286 | 1,255 | 2.5 |

## Table 2.1: Starts by Submarket and by Dwelling Type
### January - April 2015

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | % Change |
| Edmonton City | 1,360 | 1,334 | 570 | 548 | 673 | 172 | 3,045 | 513 | 5,648 | 2,567 | 120.0 |
| Beaumont Town | 37 | 33 | 2 | 14 | 6 | 3 | 0 | 0 | 45 | 50 | -10.0 |
| Calmar Town | 3 | 3 | 0 | 0 | 4 | 0 | 0 | 0 | 7 | 3 | 133.3 |
| Devon Town | 3 | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 3 | 2 | 50.0 |
| Fort Saskatchewan City | 67 | 94 | 70 | 36 | 12 | 0 | 48 | 0 | 197 | 130 | 51.5 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Leduc City | 62 | 90 | 26 | 66 | 8 | 28 | 14 | 0 | 110 | 184 | -40.2 |
| Leduc County | 38 | 27 | 0 | 0 | 0 | 0 | 0 | 0 | 38 | 27 | 40.7 |
| Morinville Town | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 7 | 114.3 |
| Parkland County | 36 | 23 | 0 | 4 | 0 | 0 | 0 | 0 | 36 | 27 | 33.3 |
| Spruce Grove City | 110 | 83 | 64 | 46 | 14 | 19 | 0 | 0 | 188 | 148 | 27.0 |
| St. Albert City | 56 | 50 | 10 | 26 | 0 | 22 | 16 | 110 | 82 | 208 | -60.6 |
| Stony Plain Town | 29 | 31 | 14 | 22 | 4 | 3 | 0 | 0 | 47 | 56 | -16.1 |
| Strathcona County | 74 | 65 | 60 | 38 | 0 | 9 | 199 | 0 | 333 | 112 | 197.3 |
| Sturgeon County | 30 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 8 | ** |
| Remainder of the CMA | 8 | 3 | 0 | 0 | 0 | 0 | 4 | 36 | 12 | 39 | -69.2 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 1,928 | 1,853 | 816 | 802 | 721 | 256 | 3,326 | 659 | 6,791 | 3,570 | 90.2 |

Source: CMHC (Starts and Completions Survey)

## Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
## April 2015

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 |
| Edmonton City | 87 | 117 | 0 | 0 | 159 | 116 | 219 | 71 |
| Beaumont Town | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 5 | 0 | 7 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 22 | 0 | 0 | 0 | 0 | 0 | 110 |
| Stony Plain Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 3 | 0 | 0 | 61 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 98 | 142 | 11 | 0 | 220 | 116 | 219 | 181 |

## Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
## January - April 2015

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Edmonton City | 673 | 172 | 0 | 0 | 1,940 | 312 | 1,105 | 201 |
| Beaumont Town | 6 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 4 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 5 | 0 | 7 | 0 | 0 | 0 | 48 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 8 | 28 | 0 | 0 | 0 | 0 | 14 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 14 | 19 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 22 | 0 | 0 | 16 | 0 | 0 | 110 |
| Stony Plain Town | 4 | 3 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 0 | 9 | 0 | 0 | 170 | 0 | 29 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 36 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 710 | 256 | 11 | 0 | 2,126 | 312 | 1,200 | 347 |

Source: CMHC (Starts and Completions Survey)

| Table 2.4: Starts by Submarket and by Intended Market<br>April 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 |
| Edmonton City | 544 | 562 | 210 | 228 | 219 | 71 | 973 | 861 |
| Beaumont Town | 18 | 14 | 0 | 0 | 0 | 0 | 18 | 14 |
| Calmar Town | 1 | 1 | 0 | 0 | 4 | 0 | 5 | 1 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 46 | 43 | 5 | 4 | 7 | 0 | 58 | 47 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 23 | 59 | 0 | 0 | 0 | 0 | 23 | 59 |
| Leduc County | 12 | 11 | 0 | 0 | 0 | 0 | 12 | 11 |
| Morinville Town | 1 | 1 | 0 | 0 | 0 | 0 | 1 | 1 |
| Parkland County | 9 | 4 | 0 | 0 | 0 | 0 | 9 | 4 |
| Spruce Grove City | 46 | 27 | 0 | 0 | 0 | 0 | 46 | 27 |
| St. Albert City | 22 | 15 | 0 | 26 | 0 | 110 | 22 | 151 |
| Stony Plain Town | 12 | 19 | 0 | 0 | 0 | 0 | 12 | 19 |
| Strathcona County | 32 | 53 | 65 | 3 | 0 | 0 | 97 | 56 |
| Sturgeon County | 6 | 3 | 0 | 0 | 0 | 0 | 6 | 3 |
| Remainder of the CMA | 4 | 1 | 0 | 0 | 0 | 0 | 4 | 1 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 776 | 813 | 280 | 261 | 230 | 181 | 1,286 | 1,255 |

| Table 2.5: Starts by Submarket and by Intended Market<br>January - April 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Submarket | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Edmonton City | 2,114 | 1,904 | 2,429 | 462 | 1,105 | 201 | 5,648 | 2,567 |
| Beaumont Town | 45 | 50 | 0 | 0 | 0 | 0 | 45 | 50 |
| Calmar Town | 3 | 3 | 0 | 0 | 4 | 0 | 7 | 3 |
| Devon Town | 3 | 2 | 0 | 0 | 0 | 0 | 3 | 2 |
| Fort Saskatchewan City | 137 | 126 | 5 | 4 | 55 | 0 | 197 | 130 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Leduc City | 96 | 162 | 0 | 22 | 14 | 0 | 110 | 184 |
| Leduc County | 38 | 27 | 0 | 0 | 0 | 0 | 38 | 27 |
| Morinville Town | 15 | 7 | 0 | 0 | 0 | 0 | 15 | 7 |
| Parkland County | 36 | 27 | 0 | 0 | 0 | 0 | 36 | 27 |
| Spruce Grove City | 178 | 136 | 10 | 12 | 0 | 0 | 188 | 148 |
| St. Albert City | 66 | 56 | 16 | 42 | 0 | 110 | 82 | 208 |
| Stony Plain Town | 43 | 53 | 4 | 3 | 0 | 0 | 47 | 56 |
| Strathcona County | 115 | 99 | 189 | 13 | 29 | 0 | 333 | 112 |
| Sturgeon County | 30 | 8 | 0 | 0 | 0 | 0 | 30 | 8 |
| Remainder of the CMA | 8 | 3 | 0 | 0 | 4 | 36 | 12 | 39 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 2,927 | 2,665 | 2,653 | 558 | 1,211 | 347 | 6,791 | 3,570 |

Source: CMHC (Starts and Completions Survey)

## Table 3: Completions by Submarket and by Dwelling Type
### April 2015

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | % Change |
| Edmonton City | 416 | 328 | 130 | 146 | 74 | 11 | 65 | 230 | 685 | 715 | -4.2 |
| Beaumont Town | 17 | 8 | 6 | 6 | 0 | 0 | 0 | 0 | 23 | 14 | 64.3 |
| Calmar Town | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | n/a |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 21 | 17 | 8 | 0 | 0 | 0 | 0 | 0 | 29 | 17 | 70.6 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Leduc City | 29 | 24 | 12 | 6 | 0 | 10 | 0 | 0 | 41 | 40 | 2.5 |
| Leduc County | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 9 | -33.3 |
| Morinville Town | 6 | 1 | 0 | 0 | 0 | 8 | 0 | 0 | 6 | 9 | -33.3 |
| Parkland County | 1 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 14 | -92.9 |
| Spruce Grove City | 7 | 36 | 20 | 16 | 19 | 8 | 0 | 92 | 46 | 152 | -69.7 |
| St. Albert City | 4 | 10 | 0 | 2 | 0 | 0 | 0 | 127 | 4 | 139 | -97.1 |
| Stony Plain Town | 0 | 3 | 6 | 0 | 0 | 11 | 0 | 0 | 6 | 14 | -57.1 |
| Strathcona County | 15 | 18 | 4 | 10 | 7 | 0 | 40 | 0 | 66 | 28 | 135.7 |
| Sturgeon County | 2 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 7 | -71.4 |
| Remainder of the CMA | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 529 | 479 | 186 | 186 | 100 | 48 | 105 | 449 | 920 | 1,162 | -20.8 |

## Table 3.1: Completions by Submarket and by Dwelling Type
### January - April 2015

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | % Change |
| Edmonton City | 1,508 | 1,249 | 548 | 550 | 445 | 111 | 943 | 734 | 3,444 | 2,644 | 30.3 |
| Beaumont Town | 52 | 49 | 6 | 20 | 0 | 15 | 0 | 104 | 58 | 188 | -69.1 |
| Calmar Town | 12 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 4 | 200.0 |
| Devon Town | 3 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 1 | 200.0 |
| Fort Saskatchewan City | 75 | 63 | 26 | 18 | 0 | 0 | 0 | 0 | 101 | 81 | 24.7 |
| Gibbons Town | 1 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 11 | -90.9 |
| Leduc City | 112 | 104 | 40 | 32 | 52 | 25 | 0 | 0 | 204 | 161 | 26.7 |
| Leduc County | 24 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 24 | 23 | 4.3 |
| Morinville Town | 21 | 9 | 2 | 0 | 0 | 8 | 0 | 0 | 23 | 17 | 35.3 |
| Parkland County | 46 | 49 | 2 | 0 | 0 | 0 | 0 | 0 | 48 | 49 | -2.0 |
| Spruce Grove City | 127 | 104 | 78 | 56 | 34 | 56 | 143 | 92 | 382 | 308 | 24.0 |
| St. Albert City | 75 | 34 | 18 | 6 | 0 | 0 | 72 | 255 | 165 | 295 | -44.1 |
| Stony Plain Town | 27 | 22 | 30 | 10 | 3 | 11 | 0 | 0 | 60 | 43 | 39.5 |
| Strathcona County | 73 | 85 | 24 | 34 | 20 | 21 | 40 | 0 | 157 | 140 | 12.1 |
| Sturgeon County | 34 | 41 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 41 | -17.1 |
| Remainder of the CMA | 5 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 8 | -37.5 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| **Edmonton CMA** | 2,195 | 1,856 | 774 | 726 | 554 | 247 | 1,198 | 1,185 | 4,721 | 4,014 | 17.6 |

Source: CMHC (Starts and Completions Survey)

## Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
## April 2015

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 |
| Edmonton City | 70 | 11 | 4 | 0 | 65 | 76 | 0 | 154 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 19 | 8 | 0 | 0 | 0 | 92 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 127 |
| Stony Plain Town | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 7 | 0 | 0 | 0 | 0 | 0 | 40 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 96 | 48 | 4 | 0 | 65 | 168 | 40 | 281 |

## Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
## January - April 2015

| Submarket | Row | | | | Apt. & Other | | | |
|---|---|---|---|---|---|---|---|---|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Edmonton City | 438 | 105 | 7 | 6 | 319 | 412 | 624 | 322 |
| Beaumont Town | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 104 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 17 | 25 | 35 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 34 | 56 | 0 | 0 | 0 | 92 | 143 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 72 | 255 |
| Stony Plain Town | 3 | 11 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 20 | 21 | 0 | 0 | 0 | 0 | 40 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 512 | 241 | 42 | 6 | 319 | 504 | 879 | 681 |

Source: CMHC (Starts and Completions Survey)

| Table 3.4: Completions by Submarket and by Intended Market<br>April 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 | April 2015 | April 2014 |
| Edmonton City | 561 | 481 | 120 | 80 | 4 | 154 | 685 | 715 |
| Beaumont Town | 23 | 14 | 0 | 0 | 0 | 0 | 23 | 14 |
| Calmar Town | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 27 | 17 | 2 | 0 | 0 | 0 | 29 | 17 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Leduc City | 41 | 40 | 0 | 0 | 0 | 0 | 41 | 40 |
| Leduc County | 6 | 9 | 0 | 0 | 0 | 0 | 6 | 9 |
| Morinville Town | 6 | 5 | 0 | 4 | 0 | 0 | 6 | 9 |
| Parkland County | 1 | 14 | 0 | 0 | 0 | 0 | 1 | 14 |
| Spruce Grove City | 31 | 60 | 15 | 92 | 0 | 0 | 46 | 152 |
| St. Albert City | 4 | 10 | 0 | 2 | 0 | 127 | 4 | 139 |
| Stony Plain Town | 6 | 3 | 0 | 11 | 0 | 0 | 6 | 14 |
| Strathcona County | 19 | 24 | 7 | 4 | 40 | 0 | 66 | 28 |
| Sturgeon County | 2 | 7 | 0 | 0 | 0 | 0 | 2 | 7 |
| Remainder of the CMA | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 732 | 688 | 144 | 193 | 44 | 281 | 920 | 1,162 |

| Table 3.5: Completions by Submarket and by Intended Market<br>January - April 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Submarket** | Freehold | | Condominium | | Rental | | Total* | |
| | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 | YTD 2015 | YTD 2014 |
| Edmonton City | 2,131 | 1,810 | 680 | 504 | 633 | 330 | 3,444 | 2,644 |
| Beaumont Town | 58 | 84 | 0 | 0 | 0 | 104 | 58 | 188 |
| Calmar Town | 12 | 4 | 0 | 0 | 0 | 0 | 12 | 4 |
| Devon Town | 3 | 1 | 0 | 0 | 0 | 0 | 3 | 1 |
| Fort Saskatchewan City | 95 | 81 | 6 | 0 | 0 | 0 | 101 | 81 |
| Gibbons Town | 1 | 11 | 0 | 0 | 0 | 0 | 1 | 11 |
| Leduc City | 164 | 149 | 5 | 12 | 35 | 0 | 204 | 161 |
| Leduc County | 24 | 23 | 0 | 0 | 0 | 0 | 24 | 23 |
| Morinville Town | 23 | 13 | 0 | 4 | 0 | 0 | 23 | 17 |
| Parkland County | 48 | 49 | 0 | 0 | 0 | 0 | 48 | 49 |
| Spruce Grove City | 224 | 216 | 15 | 92 | 143 | 0 | 382 | 308 |
| St. Albert City | 79 | 38 | 14 | 2 | 72 | 255 | 165 | 295 |
| Stony Plain Town | 57 | 32 | 3 | 11 | 0 | 0 | 60 | 43 |
| Strathcona County | 89 | 105 | 28 | 35 | 40 | 0 | 157 | 140 |
| Sturgeon County | 34 | 41 | 0 | 0 | 0 | 0 | 34 | 41 |
| Remainder of the CMA | 5 | 8 | 0 | 0 | 0 | 0 | 5 | 8 |
| First Nations | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Edmonton CMA** | 3,047 | 2,665 | 751 | 660 | 923 | 689 | 4,721 | 4,014 |

Source: CMHC (Starts and Completions Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### April 2015

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $699,999 | | $700,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Edmonton City** | | | | | | | | | | | | | |
| April 2015 | 24 | 6.0 | 65 | 16.3 | 145 | 36.3 | 69 | 17.3 | 97 | 24.3 | 400 | 572,225 | 707,935 |
| April 2014 | 74 | 21.4 | 107 | 30.9 | 92 | 26.6 | 27 | 7.8 | 46 | 13.3 | 346 | 498,550 | 569,133 |
| Year-to-date 2015 | 148 | 10.1 | 371 | 25.2 | 454 | 30.8 | 212 | 14.4 | 287 | 19.5 | 1,472 | 543,400 | 629,172 |
| Year-to-date 2014 | 260 | 21.4 | 383 | 31.5 | 303 | 24.9 | 102 | 8.4 | 167 | 13.7 | 1,215 | 494,700 | 569,383 |
| **Beaumont Town** | | | | | | | | | | | | | |
| April 2015 | 4 | 25.0 | 6 | 37.5 | 5 | 31.3 | 1 | 6.3 | 0 | 0.0 | 16 | 479,000 | 465,314 |
| April 2014 | 3 | 15.0 | 7 | 35.0 | 9 | 45.0 | 0 | 0.0 | 1 | 5.0 | 20 | 503,950 | 489,454 |
| Year-to-date 2015 | 7 | 15.6 | 17 | 37.8 | 12 | 26.7 | 8 | 17.8 | 1 | 2.2 | 45 | 496,000 | 503,695 |
| Year-to-date 2014 | 5 | 8.6 | 18 | 31.0 | 28 | 48.3 | 5 | 8.6 | 2 | 3.4 | 58 | 521,493 | 523,886 |
| **Calmar Town** | | | | | | | | | | | | | |
| April 2015 | 2 | 40.0 | 1 | 20.0 | 2 | 40.0 | 0 | 0.0 | 0 | 0.0 | 5 | – | – |
| April 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2015 | 9 | 75.0 | 1 | 8.3 | 2 | 16.7 | 0 | 0.0 | 0 | 0.0 | 12 | 359,900 | 389,384 |
| Year-to-date 2014 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | – | – |
| **Devon Town** | | | | | | | | | | | | | |
| April 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| April 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2015 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | – | – |
| Year-to-date 2014 | 1 | 50.0 | 0 | 0.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| **Fort Saskatchewan City** | | | | | | | | | | | | | |
| April 2015 | 7 | 35.0 | 5 | 25.0 | 3 | 15.0 | 3 | 15.0 | 2 | 10.0 | 20 | 429,500 | 507,300 |
| April 2014 | 2 | 22.2 | 4 | 44.4 | 1 | 11.1 | 1 | 11.1 | 1 | 11.1 | 9 | – | – |
| Year-to-date 2015 | 13 | 19.4 | 29 | 43.3 | 15 | 22.4 | 7 | 10.4 | 3 | 4.5 | 67 | 480,000 | 498,060 |
| Year-to-date 2014 | 10 | 18.5 | 25 | 46.3 | 11 | 20.4 | 5 | 9.3 | 3 | 5.6 | 54 | 459,450 | 507,283 |
| **Gibbons Town** | | | | | | | | | | | | | |
| April 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| April 2014 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| Year-to-date 2015 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | – | – |
| Year-to-date 2014 | 9 | 81.8 | 2 | 18.2 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 11 | 390,000 | 366,455 |
| **Leduc City** | | | | | | | | | | | | | |
| April 2015 | 8 | 34.8 | 10 | 43.5 | 4 | 17.4 | 1 | 4.3 | 0 | 0.0 | 23 | 429,000 | 449,027 |
| April 2014 | 15 | 60.0 | 6 | 24.0 | 4 | 16.0 | 0 | 0.0 | 0 | 0.0 | 25 | 387,929 | 396,679 |
| Year-to-date 2015 | 33 | 34.4 | 42 | 43.8 | 17 | 17.7 | 3 | 3.1 | 1 | 1.0 | 96 | 428,400 | 443,595 |
| Year-to-date 2014 | 47 | 49.5 | 27 | 28.4 | 16 | 16.8 | 5 | 5.3 | 0 | 0.0 | 95 | 401,000 | 421,372 |
| **Leduc County** | | | | | | | | | | | | | |
| April 2015 | 1 | 20.0 | 0 | 0.0 | 1 | 20.0 | 1 | 20.0 | 2 | 40.0 | 5 | – | – |
| April 2014 | 2 | 25.0 | 2 | 25.0 | 0 | 0.0 | 3 | 37.5 | 1 | 12.5 | 8 | – | – |
| Year-to-date 2015 | 4 | 18.2 | 7 | 31.8 | 1 | 4.5 | 3 | 13.6 | 7 | 31.8 | 22 | 491,200 | 614,260 |
| Year-to-date 2014 | 3 | 12.5 | 8 | 33.3 | 2 | 8.3 | 7 | 29.2 | 4 | 16.7 | 24 | 520,150 | 560,670 |
| **Morinville Town** | | | | | | | | | | | | | |
| April 2015 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | – | – |
| April 2014 | 1 | 33.3 | 2 | 66.7 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | – | – |
| Year-to-date 2015 | 12 | 63.2 | 5 | 26.3 | 1 | 5.3 | 1 | 5.3 | 0 | 0.0 | 19 | 385,000 | 400,726 |
| Year-to-date 2014 | 6 | 40.0 | 9 | 60.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 15 | 408,000 | 409,813 |

Source: CMHC (Market Absorption Survey)

## Table 4: Absorbed Single-Detached Units by Price Range
### April 2015

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price ($) | Average Price ($) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | < $400,000 | | $400,000 - $499,999 | | $500,000 - $599,999 | | $600,000 - $699,999 | | $700,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| **Parkland County** | | | | | | | | | | | | | |
| April 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| April 2014 | 1 | 14.3 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 5 | 71.4 | 7 | – | – |
| Year-to-date 2015 | 1 | 5.9 | 1 | 5.9 | 0 | 0.0 | 4 | 23.5 | 11 | 64.7 | 17 | 750,000 | 847,000 |
| Year-to-date 2014 | 3 | 13.6 | 1 | 4.5 | 3 | 13.6 | 3 | 13.6 | 12 | 54.5 | 22 | 729,500 | 730,505 |
| **Spruce Grove City** | | | | | | | | | | | | | |
| April 2015 | 3 | 18.8 | 7 | 43.8 | 5 | 31.3 | 1 | 6.3 | 0 | 0.0 | 16 | 487,693 | 478,575 |
| April 2014 | 15 | 41.7 | 11 | 30.6 | 4 | 11.1 | 4 | 11.1 | 2 | 5.6 | 36 | 420,950 | 462,032 |
| Year-to-date 2015 | 30 | 24.4 | 42 | 34.1 | 34 | 27.6 | 12 | 9.8 | 5 | 4.1 | 123 | 484,800 | 488,736 |
| Year-to-date 2014 | 30 | 34.1 | 27 | 30.7 | 19 | 21.6 | 8 | 9.1 | 4 | 4.5 | 88 | 445,563 | 466,430 |
| **St. Albert City** | | | | | | | | | | | | | |
| April 2015 | 0 | 0.0 | 3 | 37.5 | 1 | 12.5 | 0 | 0.0 | 4 | 50.0 | 8 | – | – |
| April 2014 | 0 | 0.0 | 2 | 22.2 | 0 | 0.0 | 5 | 55.6 | 2 | 22.2 | 9 | – | – |
| Year-to-date 2015 | 0 | 0.0 | 8 | 13.1 | 9 | 14.8 | 8 | 13.1 | 36 | 59.0 | 61 | 708,338 | 721,118 |
| Year-to-date 2014 | 0 | 0.0 | 7 | 15.2 | 16 | 34.8 | 17 | 37.0 | 6 | 13.0 | 46 | 604,500 | 605,315 |
| **Stony Plain Town** | | | | | | | | | | | | | |
| April 2015 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 1 | – | – |
| April 2014 | 0 | 0.0 | 2 | 40.0 | 1 | 20.0 | 0 | 0.0 | 2 | 40.0 | 5 | – | – |
| Year-to-date 2015 | 6 | 33.3 | 7 | 38.9 | 4 | 22.2 | 0 | 0.0 | 1 | 5.6 | 18 | 431,198 | 448,211 |
| Year-to-date 2014 | 3 | 15.0 | 7 | 35.0 | 7 | 35.0 | 0 | 0.0 | 3 | 15.0 | 20 | 504,900 | 574,263 |
| **Strathcona County** | | | | | | | | | | | | | |
| April 2015 | 0 | 0.0 | 1 | 6.7 | 9 | 60.0 | 1 | 6.7 | 4 | 26.7 | 15 | 580,000 | 706,800 |
| April 2014 | 1 | 4.8 | 7 | 33.3 | 9 | 42.9 | 2 | 9.5 | 2 | 9.5 | 21 | 520,000 | 587,143 |
| Year-to-date 2015 | 2 | 3.1 | 14 | 21.9 | 25 | 39.1 | 6 | 9.4 | 17 | 26.6 | 64 | 566,000 | 723,813 |
| Year-to-date 2014 | 4 | 5.1 | 21 | 26.9 | 31 | 39.7 | 12 | 15.4 | 10 | 12.8 | 78 | 534,000 | 747,333 |
| **Sturgeon County** | | | | | | | | | | | | | |
| April 2015 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| April 2014 | 1 | 14.3 | 0 | 0.0 | 0 | 0.0 | 2 | 28.6 | 4 | 57.1 | 7 | – | – |
| Year-to-date 2015 | 2 | 6.9 | 8 | 27.6 | 7 | 24.1 | 2 | 6.9 | 10 | 34.5 | 29 | 585,000 | 657,793 |
| Year-to-date 2014 | 5 | 12.5 | 5 | 12.5 | 8 | 20.0 | 11 | 27.5 | 11 | 27.5 | 40 | 620,000 | 633,700 |
| **Remainder of the CMA** | | | | | | | | | | | | | |
| April 2015 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| April 2014 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | – | – |
| Year-to-date 2015 | 4 | 80.0 | 0 | 0.0 | 0 | 0.0 | 1 | 20.0 | 0 | 0.0 | 5 | – | – |
| Year-to-date 2014 | 5 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | – | – |
| **First Nations** | | | | | | | | | | | | | |
| April 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| April 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2015 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | – | – |
| **Edmonton CMA** | | | | | | | | | | | | | |
| April 2015 | 55 | 10.6 | 101 | 19.5 | 175 | 33.8 | 77 | 14.9 | 109 | 21.1 | 517 | 558,900 | 665,523 |
| April 2014 | 119 | 23.8 | 151 | 30.2 | 120 | 24.0 | 44 | 8.8 | 66 | 13.2 | 500 | 495,975 | 553,535 |
| Year-to-date 2015 | 271 | 13.2 | 553 | 26.9 | 582 | 28.4 | 267 | 13.0 | 379 | 18.5 | 2,052 | 530,000 | 607,032 |
| Year-to-date 2014 | 395 | 22.2 | 540 | 30.4 | 445 | 25.0 | 175 | 9.8 | 222 | 12.5 | 1,777 | 495,000 | 561,139 |

Source: CMHC (Market Absorption Survey)

## Table 4.1: Average Price ($) of Absorbed Single-detached Units
### April 2015

| Submarket | April 2015 | April 2014 | % Change | YTD 2015 | YTD 2014 | % Change |
|---|---|---|---|---|---|---|
| Edmonton City | 707,935 | 569,133 | 24.4 | 629,172 | 569,383 | 10.5 |
| Beaumont Town | 465,314 | 489,454 | -4.9 | 503,695 | 523,886 | -3.9 |
| Calmar Town | – | – | n/a | 389,384 | – | n/a |
| Devon Town | – | – | n/a | – | – | n/a |
| Fort Saskatchewan City | 507,300 | – | n/a | 498,060 | 507,283 | -1.8 |
| Gibbons Town | – | – | n/a | – | 366,455 | n/a |
| Leduc City | 449,027 | 396,679 | 13.2 | 443,595 | 421,372 | 5.3 |
| Leduc County | – | – | n/a | 614,260 | 560,670 | 9.6 |
| Morinville Town | – | – | n/a | 400,726 | 409,813 | -2.2 |
| Parkland County | – | – | n/a | 847,000 | 730,505 | 15.9 |
| Spruce Grove City | 478,575 | 462,032 | 3.6 | 488,736 | 466,430 | 4.8 |
| St. Albert City | – | – | n/a | 721,118 | 605,315 | 19.1 |
| Stony Plain Town | – | – | n/a | 448,211 | 574,263 | -22.0 |
| Strathcona County | 706,800 | 587,143 | 20.4 | 723,813 | 747,333 | -3.1 |
| Sturgeon County | – | – | n/a | 657,793 | 633,700 | 3.8 |
| Remainder of the CMA | – | – | n/a | – | – | n/a |
| First Nations | – | – | n/a | – | – | n/a |
| **Edmonton CMA** | 665,523 | 553,535 | 20.2 | 607,032 | 561,139 | 8.2 |

Source: CMHC (Market Absorption Survey)

## Table 5: MLS® Residential Activity for Edmonton
### April 2015

| | | Number of Sales[1] | Yr/Yr[2] (%) | Sales SA[1] | Number of New Listings[1] | New Listings SA[1] | Sales-to-New Listings SA[2] | Average Price[1] ($) | Yr/Yr[2] (%) | Average Price[1] ($) SA |
|---|---|---|---|---|---|---|---|---|---|---|
| 2014 | January | 987 | -8.2 | 1,565 | 2,282 | 2,538 | 61.7 | 343,545 | 6.2 | 353,907 |
| | February | 1,254 | -3.6 | 1,579 | 2,178 | 2,362 | 66.9 | 357,061 | 6.8 | 359,851 |
| | March | 1,748 | 6.3 | 1,666 | 2,950 | 2,618 | 63.6 | 358,464 | 2.2 | 354,170 |
| | April | 2,098 | 14.1 | 1,653 | 3,436 | 2,701 | 61.2 | 362,586 | 3.9 | 354,615 |
| | May | 2,235 | 3.9 | 1,711 | 3,869 | 2,718 | 63.0 | 368,345 | 5.0 | 356,736 |
| | June | 2,188 | 6.6 | 1,673 | 3,384 | 2,654 | 63.0 | 367,489 | 4.0 | 358,590 |
| | July | 2,081 | -2.6 | 1,663 | 3,102 | 2,660 | 62.5 | 359,574 | 4.1 | 356,914 |
| | August | 1,736 | -1.0 | 1,756 | 2,619 | 2,614 | 67.2 | 362,418 | 3.9 | 361,408 |
| | September | 1,778 | 3.9 | 1,684 | 2,519 | 2,480 | 67.9 | 367,381 | 5.0 | 365,470 |
| | October | 1,611 | -4.2 | 1,704 | 2,334 | 2,661 | 64.0 | 359,579 | 8.2 | 367,794 |
| | November | 1,280 | -0.9 | 1,784 | 1,590 | 2,638 | 67.6 | 377,885 | 11.2 | 385,964 |
| | December | 861 | -6.0 | 1,420 | 1,052 | 2,672 | 53.1 | 355,666 | 2.5 | 364,573 |
| 2015 | January | 763 | -22.7 | 1,298 | 2,622 | 2,997 | 43.3 | 368,973 | 7.4 | 379,006 |
| | February | 1,044 | -16.7 | 1,326 | 2,731 | 2,943 | 45.1 | 359,392 | 0.7 | 365,258 |
| | March | 1,641 | -6.1 | 1,471 | 3,578 | 2,974 | 49.5 | 371,118 | 3.5 | 365,436 |
| | April | 1,820 | -13.3 | 1,472 | 3,788 | 2,986 | 49.3 | 373,526 | 3.0 | 367,046 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2014 | 3,989 | -0.8 | | 7,410 | | | 354,332 | 4.8 | |
| | Q1 2015 | 3,448 | -13.6 | | 8,931 | | | 367,093 | 3.6 | |
| | YTD 2014 | 6,087 | 3.9 | | 10,846 | | | 357,177 | 4.6 | |
| | YTD 2015 | 5,268 | -13.5 | | 12,719 | | | 369,315 | 3.4 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

## Table 6: Economic Indicators
## April 2015

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | P & I Per $100,000 | Mortgage Rates (%) | | | | Employment SA (,000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings ($) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2014 | January | 595 | 3.14 | 5.24 | 90.8 | 129.6 | 736 | 5.4 | 73.6 | 1,068 |
| | February | 595 | 3.14 | 5.24 | 90.9 | 130.4 | 740 | 4.9 | 73.4 | 1,076 |
| | March | 581 | 3.14 | 4.99 | 90.9 | 132.5 | 743 | 4.7 | 73.4 | 1,070 |
| | April | 570 | 3.14 | 4.79 | 90.7 | 131.9 | 747 | 4.9 | 73.7 | 1,068 |
| | May | 570 | 3.14 | 4.79 | 91.0 | 132.1 | 745 | 5.4 | 73.7 | 1,068 |
| | June | 570 | 3.14 | 4.79 | 91.1 | 132.1 | 745 | 5.6 | 73.6 | 1,068 |
| | July | 570 | 3.14 | 4.79 | 91.1 | 132.4 | 744 | 5.4 | 73.1 | 1,066 |
| | August | 570 | 3.14 | 4.79 | 91.3 | 132.2 | 741 | 5.3 | 72.6 | 1,063 |
| | September | 570 | 3.14 | 4.79 | 91.5 | 132.3 | 740 | 5.4 | 72.4 | 1,072 |
| | October | 570 | 3.14 | 4.79 | 91.5 | 132.8 | 744 | 5.3 | 72.6 | 1,072 |
| | November | 570 | 3.14 | 4.79 | 91.6 | 131.9 | 745 | 5.2 | 72.5 | 1,065 |
| | December | 570 | 3.14 | 4.79 | 91.6 | 131.1 | 748 | 4.8 | 72.3 | 1,058 |
| 2015 | January | 570 | 3.14 | 4.79 | 91.4 | 130.5 | 749 | 4.8 | 72.3 | 1,056 |
| | February | 567 | 2.89 | 4.74 | 91.6 | 131.6 | 754 | 4.8 | 72.7 | 1,060 |
| | March | 567 | 2.89 | 4.74 | 91.5 | 132.6 | 756 | 5.3 | 73.0 | 1,065 |
| | April | 561 | 2.89 | 4.64 | | | 754 | 5.8 | 73.2 | 1,076 |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

# METHODOLOGY

**Starts & Completions Survey Methodology**

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

**Market Absorption Survey Methodology**

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

# STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

## DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

## INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

**Freehold:** A residence where the owner owns the dwelling and lot outright.

**Condominium (including Strata-Titled):** An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

**Rental**: Dwelling constructed for rental purposes regardless of who finances the structure.

## GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

# CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2015 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

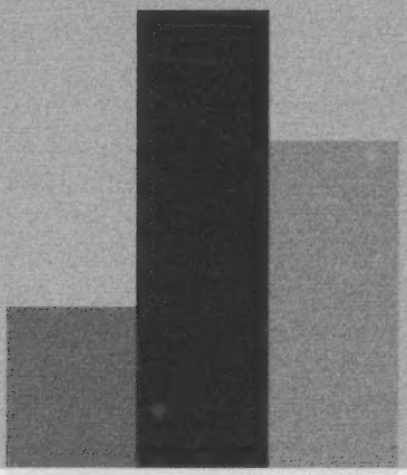
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

# Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

**Get the market intelligence you need today!**

**Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.**

## HOUSING MARKET INFORMATION PORTAL

**The housing data you want, the way you want it**

Information in one central location.

Neighbourhood level data.

Quick and easy access.

cmhc.ca/hmiportal

64171_2015_M05